



FREMONT PLANNING BOARD
November 2, 2011
Meeting Minutes
Approved November 16, 2011

Present: Chairman Roger Barham, Vice-Chair John (Jack) Karcz, Member John (Jack) Downing, Selectman Brett Hunter, , RPC Circuit Rider Brian Groth, Building Official Bob Meade and Land Use AA/Recording Secretary Meredith Bolduc.
Also present resident Chris Silk.

Mr. Barham opened the meeting at 7:15 pm.

MINUTES

Mr. Karcz made the motion to approve the minutes of the October 19, 2011 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote.

RPC TARGETED BLOCK GRANT (TBG)

The Board received the 2011-12 TBG contract from RPC for assistance in preparing an update to the Vision Chapter of the Master Plan. After some review Mr. Karcz made the motion to authorize Mr. Barham to sign the contract and forward it to the Board of Selectmen for their signatures.

Motion seconded by Mr. Downing with unanimous favorable vote.

SEACOAST UNITED SOCCER CLUB (SUSC)

Map 6 Lot 020-001

Mr. Barham reported

Mrs. Bolduc reported that the Conservation Commission has drafted a letter to the Paul Willis, president of the Seacoast United Soccer Club advising that SUSC has violated certain conditions of the existing Conservation Restriction Deed on the property.

Conservation Commission Chairman Janice O'Brien has been designated as the contact person to Town Counsel John Ryan for this topic. Mr. Barham said he has asked Mrs. O'Brien to relay to Atty. Ryan that conditions of the approved site plan for the SUSC talked about executing the Conservation Restriction Deed. SUSC has executed it, but there is a question of whether breaching the conditions of the Deed mean SUSC has breached the approved site plan. Mr. Barham said they have not yet had a response from Counsel.

There was further conversation relative to the approved SUSC Site Plan Review. The plan was signed by both the Fremont and Epping Planning Boards in June of 2004. Mrs. Bolduc said sheets 1 & 2 are recorded at the Rockingham Registry of Deeds (June 17, 2004; D-31731) and

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copies are in the Land Use Office. There are 11 sheets to the entire plan, but sheets 3-11, which are construction details, are not on file in either Fremont or in Epping. She added that she has contacted the Engineer who designed the plans – Beals Associates – who agreed to send a pdf. of the entire plan set. This has not yet been received.

Barham said that the Planning Board should wait for feedback from NH DES and then decide further action.

SEACOAST FARMS

(Shirkin Road, Map 5 Lot 035)

Mr. Barham reported that he wants to convey to Town Counsel that the Board understands there may have been negotiations with the current litigation resulting in agreed revised operating conditions and a revised site plan. The Board agreed to send correspondence to Town Counsel asking if this, in effect, means the applicant has effectively amended his site plan without the approval of the Planning Board. The Board's proposed remedy is that the Town agrees to terminate continued legal action against the applicant subject to the applicant applying for amendment to the existing Site Plan approval at which point the Board may incorporate the agreed changes by legal counsel and impose additional conditions on the applicant as the Board may see fit.

ZONING ORDINANCES PROPOSED FOR 2012

Mr. Karcz made the motion to move the previously approved Zoning Article amendments - Article XI –E; 4 (d); Article IV Section IV-A –G & H; and Article XIX, 1.3-C - to a first public hearing at 7:30 pm on December 7, 2011 and a second public hearing, if necessary at 7:30 pm on December 21, 2011.

Motion seconded by Mr. Downing with unanimous favorable vote.

MASTER PLAN: ENERGY CHAPTER

Mr. Groth reported that RPC Planner Julie LaBranche has reported that she and Consultant Theresa Walker are strategizing on their work program through April 2012 to expend the remaining funds in the Energy Technical Assistance Program (ETAP). Topics could include creating an energy chapter/section for the Master Plan. Ms. LaBranche also reported that she plans to organize an RPC regional workshop in March/April 2012 as a final event for ETAP.

Mr. Groth said Ms. LaBranche has about 30 hours to do the project. All she needs is a letter from the Planning Board saying that we are interested and asking how she would like to proceed. Mr. Groth said this project would be done with funds already received and there would not be cost to the Town. The Board agreed to approve the project and asked Mrs. Bolduc to draft the request.

CAPITAL IMPROVEMENTS PROGRAM (CIP)

Mr. Hunter asked how the CIP was moving along. Mr. Barham said he has met with Mr. Assistant Director Glen Greenwood who is resurrecting the project list and is going to be reaching out to the department heads. There was a discussion relative to the formation of a CIP Committee and how the CIP is going to go with the Budget Committee.

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Mr. Barham said he is trying to put something together that will work for Fremont. He said the goal should be to have something in place to put before the Budget Committee for next year's budget process.

BUDGET EXPENDITURE STATEMENT

The Board received and reviewed the Planning/Zoning expenditure statement for January through October, 2011.

INCOMING CORRESPONDENCES

Received:

- Notice of a November 18 and December 6, 2011 presentation at the Hugh Gregg Coastal Conservation Center in Greenland, NH by NH DES Shoreland Program Outreach Coordinator Jay Aube relative to the Changes to the Comprehensive Shoreland Protection Act.
- Notice of a November 9, 2011 RPC Legislatures Forum at the Unitil Headquarters in Hampton.

Mr. Karcz made the motion to adjourn at 8:10 pm.
Motion seconded by Mr. Downing with unanimous favorable vote.

Respectfully submitted,

Meredith Bolduc, Land Use AA/Recording Secretary

Next regular meeting: November 16, 2011.

ACTION ITEMS

From the November 2, 2011 Meeting.

Bolduc:

- Contact Julie LaBranche relative to the Energy Chapter of the MP
- Contact Town Counsel relative to Seacoast Farms
- Forward the TBG contract to Selectmen

From the October 5, 2011 meeting.

Groth: create a draft adult use ordinance for the Members to review and consider.

From the August 10, 2011 meeting.

Groth: Speak with RPC Senior Planner Julie LaBranche relative to available funding for an Energy Chapter to the Master Plan. Completed.

Barham: Discuss resuming the CIP process with RPC Assistant Director Glen Greenwood. Completed.

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From the March 16, 2011 Meeting.

Groth:

- Work with Mrs. Bolduc on restructuring the regulations and present a draft to the Members at a future meeting.
- Take a look at the new NHDES Alteration of Terrain Program's criteria and report back to the Board.

PROJECTS PENDING/COMPLETED WITH RPC

- Master Plan Audit - Funded with CTAP Phase II funds = **\$3,500**; completion date of August 1, 2010. Completed February 16, 2011.
- CIP Annual Process - Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of October 5, 2011.
- Provide one (1) final paper copy and one (1) electronic version of the updated MP. Provide one (1) final copy of all elements of the CIP annual update process- Funded with the 2010 Targeted Block Grant (TGB); completion date of June 30, 2010. Paid Towns share of **\$1,000** in December 2009. Pending as of October 5, 2011.

Updated project timeline table below.

RPC

Projects Non-CTAP	Status	2009 30 June	2010 30 June	2010 22 Sept	2010 27 Oct
CIP Process Submittal Materials (2010 TBG)	Pending		Contracted Completion Date		
1 final copy of updated MP, CIP elements (2010 TBG)	Pending		Contracted Completion Date		